

Portishead Town Council Notice & Summons to meeting of the Planning Advisory Committee on Wednesday 3rd March 2021 at 7:30pm

THE FOLK HALL, 95 HIGH STREET, PORTISHEAD, BS20 6PR

TEL: 01275 847078 www.portishead.gov.uk

Chairman: Cllr. Paul Gardner Interim Clerk: Robert Bull

All Members of Portishead Town Council's Planning Advisory Committee are summoned to attend a remote meeting on **Wednesday 3rd March 2021 at 7:30pm**. The meeting will consider the items set out in the Agenda below.

The public are welcome to attend. To join the meeting an internet link is available in the electronic copy of this Agenda, that can be downloaded from the [News & Events](#) page of the Portishead Town Council website at www.portishead.gov.uk.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+44 117 313 3552,,76206369#](tel:+44117313355276206369) United Kingdom, Bristol

Phone Conference ID: 762 063 69#

There will be a Public Participation session where comments can be made. We ask that any questions are emailed to deputyclerk@portishead.gov.uk in advance of the meeting so they can be efficiently addressed in the meeting. After Public Participation microphones may be muted for the efficient running of the meeting.

Please join at least 5 minutes before the meeting start time to deal with technical issues.

The meeting will be recorded (audio and video) and the recording made available on the Town Council website. All participants should mute microphones when not talking.

By order of:

Robert Bull

Interim Clerk |Town Councillor| clerk@portishead.gov.uk

25th February 2021

Agenda

1. Apologies for Absence

To receive and accept apologies for absence.

2. Declarations of interest and requests for dispensations (exemptions)

Members are invited to declare any disclosable pecuniary (financial) and other interests in respect of items on the agenda as required by Portishead Town Council's Code of Conduct, Standing Orders, and the Localism Act 2011.

3. Public Participation

In accordance with Standing Orders, members of the public may make representations, ask questions, and give evidence in respect of any items of business included in the agenda. Each person will be limited to four minutes. This section of the meeting will not exceed thirty minutes.

4. To receive the Chair's report

To receive a verbal report from the Chair providing an update on the following matters and items for follow up from previous meetings:

- **Portishead Lifeboat Trust** – land ownership of site.
- **Lighting North Weston Village Hall / cemetery car park.**
- **Cladding on buildings - safety**
- **Local Plan Choices** – feedback from North Somerset Council

5. To consider and approve the Minutes of last meeting:

Draft Minutes attached for 3rd February 2021.

6. The following planning applications will be considered:

20/P/3067/FUL ALBERT PLACE, HIGH STREET, BS20 6QL
Second floor extension to provide two additional 1no. bedroom flats

21/P/0227/FUH 37 MARJORAM WAY, PORTISHEAD, BS20 7JS
Proposed erection of a single storey side extension and two storey rear extension.

20/P/3091/OUT LAND ADJOINING 30 WEST HILL, BS20 6LQ
Outline application for the erection of 1no. dwelling with details of access - all other matters of appearance, landscaping, layout and scale reserved for subsequent approval

21/P/0063/FUL 7 CADBURY ROAD, BS20 6QF
Proposed two storey side and rear extension to existing dwelling, division into two dwellings and dropped kerb for vehicular access.

**21/P/0242/FUH TREGENNA, REDCLIFFE BAY, LITTLE HALT
PORTISHEAD, BS20 8JL**

Proposed erection of a new building in the rear garden to be used as an office, storage and gym space. (Part Retrospective)

**20/P/3054/FUL LAND ADJACENT TO 5A FORESTER ROAD,
PORTISHEAD**

Change of use from open public space to enclosed private amenity space for scout group including the erection of fencing.

21/P/0333/FUH 263 DOWN ROAD, PORTISHEAD, BS20 8HY

Proposed single storey and first floor rear extension.

21/P/0350/FUH 98 SLADE ROAD, PORTISHEAD, BS20 6BB

Re-modelling of existing rear extension, conversion of existing garage, single storey side extension. Roof alterations, hip to gable, rear dormer window and loft conversion.

21/P/0369/FUH 357A NORE ROAD, PORTISHEAD, BS20 8EY

Proposed loft conversion, roof extension and internal alterations.

21/P/0370/FUH 58 HILLCREST ROAD, PORTISHEAD, BS20 8HP

Proposed enlargement and replacement of front window with glazed doors to create an access on to a new raised deck area on the upper terrace with a glass balustrade

21/P/0409/FUH 54 ST PETERS ROAD, PORTISHEAD, BS20 6QT

Demolition of existing rear sun room and proposed erection of a single storey rear extension.

7. Late Planning Applications and Consultations

7.1 NORTH SOMERSET COUNCIL'S PLANNING REGISTER

To follow - applications received and registered for the period 22nd to 28th February 2021.

7.2 NORTH SOMERSET COUNCIL CONSULTATION – UPDATED CREATING SUSTAINABLE BUILDINGS AND PLACES SUPPLEMENTARY PLANNING DOCUMENT

North Somerset Council has updated its supplementary document on its implementation of planning policies, Core Strategy CS1 'Addressing climate change and carbon reduction' and CS2 'sustainable design and construction'. The document updates North Somerset Council's position in relation to energy efficiency requirements in new residential buildings, updates the policy context and provides more detailed advice and guidance on the Core Strategy policies CS1 and CS2. Once the document is adopted it will become material consideration in planning decisions.

The consultation is open from Friday 12 February until Friday 26 March 2021

The document is available to view online: [Consultation Homepage - Creating Sustainable Buildings and Places Supplementary Planning Document \(2015\) Proposed update 2021 - North Somerset Council Consultations \(inconsult.uk\)](#)

The Planning Advisory committee should consider whether it wishes to offer comments about the draft document on behalf of the Town Council. There are no questions to answer only a text box for comments to be submitted.

7.3 NORTH SOMERSET COUNCIL CONSULTATION – GREEN INFRASTRUCTURE

North Somerset Council is consulting on its proposed green infrastructure strategy for an 'open, fairer, greener North Somerset'. The plan will target eight objectives to protect and enhance the green infrastructure network within North Somerset:

- Improved and better-connected ecological networks
- Greater resilience to climate change
- Sustainable water management
- Health and wellbeing for all
- Create and maintain sustainable places
- Create and maintain valued healthy landscape
- Build a resilient economy
- Support sustainable and local food production

The Planning Advisory committee should consider whether it wishes to complete the consultation questionnaire on behalf of the Town Council. There are 7 questions to be answered. A hard copy of the questionnaire has already been provided to members and a presentation from North Somerset Council was expected to take place remotely on 24th February 2021.

Further details can be found online: <http://www.n-somerset.gov.uk/my-services/libraries-leisure-open-spaces/parks-countryside/green-infrastructure-strategy>

The consultation is open and will close on 9th April 2020.

7.4 HINKLEY POINT C APPLICATION TO VARY THE MARINE LICENCE REFERENCE L/2013/00178/6 – CONSULTATION TO DISPOSE OF DREDGING TO THE PORTISHEAD DISPOSAL GROUNDS IN THE BRISTOL CHANEL (site LU070)

Hinkley Point C is making applications to Natural Resources Wales for the use of the Cardiff Grounds licensed disposal site and to the Marine Management Organisation for the use of the Portishead licensed disposal site. The decision on which site will be used will be made at a later date, depending on regulatory approval and project schedule.

Summaries of the Environmental Statement for dredging and disposal at Portishead, together with the detailed results of the latest sampling are available online at: <https://www.edfenergy.com/energy/nuclear-new-build-projects/hinkley-point-c/about/dredging-bristol-channel>

Details of the Marine Management Organisation's consultation for the application for disposal at Portishead are available and open for comment until 26th March. More information can be found at:

<https://www.gov.uk/government/organisations/marine-management-organisation>

The Town Council received a presentation from Chris Fayers (Head of EDF Environment for the Hinkley Project) and his team in January's full Council meeting. Here is the link to the video for that meeting:

<https://vimeo.com/503509988>

The Planning Advisory committee should consider whether it wishes to submit comments in respect to consultation on behalf of the Town Council: [Marine Licensing Public Register](#)

<https://www.gov.uk/check-marine-licence-register> before 26th March 2021.

7.5 NORTH SOMERSET COUNCIL – WALKING AND CYCLING IMPROVEMENTS IN CLEVEDON

As part of the Department for Transport's Active Travel Fund North Somerset Council are planning improvements for people walking and cycling in Clevedon, these will include:

- 20mph speed limit
- Public realm improvements on Hill Road and The Beach
- One-way system to allow wider pavements and segregated cycle facilities

Further information can be found online: [Consultation planned for permanent pedestrian and cycle routes in North Somerset towns | North Somerset Council \(n-somerset.gov.uk\)](#)

The Planning Advisory committee should consider whether it wishes to submit comments in respect to the consultation on behalf of the Town Council:

<https://n-somerset.inconsult.uk/consult.ti/cata/consultationHome>

The consultation closes on 7th March 2021.

7.6 NORTH SOMERSET COUNCIL – RIGHTS OF WAY IMPROVEMENT PLAN – PRIORITISATION AND FUNDING

In August 2020, the Town Council along with other parishes took part in North Somerset Council's consultation and submitted proposals where improvements could be made in the parish. North Somerset Council are now prioritising the projects and are focusing on safety and usage (broken stiles, hinges requiring replacement). To maximise the level of work it is prioritising projects that attract additional funding, and has asked the Town Council if this is something they would agree to. If agreement is reached, North Somerset Council will confirm project ideas once prioritised.

The Planning Advisory committee should consider whether it wishes to fund projects put forward by North Somerset Council.

8. For information only – planning applications not requiring consultation:

21/P/0149/TPO FLAT 5, SEVERNSCAPE, BATTERY LANE, BS20 7RN
Poplar x 12 - repollard

21/P/0310/HHPA 25 MULBERRY AVENUE, PORTISHEAD, BS20 7LG
Prior approval request for the erection of a single storey rear extension with a pitched roof that would 1) extend beyond the rear wall of the original house by 3 metres; 2) have a maximum height of 3.8 metres and 3) have eaves that are 2.2 metres high

21/P/0364/TPO 12 - 14 PIER CLOSE, PORTISHEAD, BS20 7BU
T1 Lime - crown thin by 10%, crown lift to 5m over the road, reduce main lateral on south side by up to 2m; T2 Lime - 20% crown thin, crown lift to 5m over the road

21/P/0334/TPO 23 SALLY HILL, PORTISHEAD, BS20 7BH
T1 - Lime - Crown thin by 20% and crown lift to 4m from ground level

21/P/0240/TRCA 28 WOODHILL ROAD, PORTISHEAD, BS20 7EZ
T1 - Eucalyptus - reduce height by 5m and reduce spread by 2m. Bay - reduce height by 3.5m

21/P/0277/TPO 1 BURLINGTON ROAD, PORTISHEAD, BS20 7BG
Crown thin by 20% 2 x Lime trees, 2 x Sycamore trees, 2 x Poplar

21/P/0282/TPO 27 WHITE LODGE PARK, PORTISHEAD, BS20 7HH
T1 - Copper Beech, crown reduce up to 2m to previous pruning points. G1 - Lime x3, Crown reduce by up to 3m back to past pruning points

21/P/0375/TPO 9 GREENFIELD PARK, PORTISHEAD, BS20 6RG
T1 Birch crown reduce by 3m back to previous points

9. Decision Notices received from North Somerset Council for information only:

20/P/2520/TPO 6 HARMONY DRIVE, BS20 8DH
REFUSED

20/P/2521/TPO 6 HARMONY DRIVE, BS20 8DH
REFUSED

20/P/2982/TPO 26 WHITE LODGE PARK, BS20 7HH
REFUSED

20/P/2308/TPO 11 OAK DRIVE, BS20
APPROVED

**18/P/3591/OUT OLD MILL ROAD BUSINESS PARK, OLD MILL ROAD
WITHDRAWN BY APPLICANT**

**18/P/3591/OUT OLD MILL ROAD BUSINESS PARK, OLD MILL ROAD
WITHDRAWN BY THE APPLICANT**

**20/P/2866/TPO 61 CHARLCOMBE PARK, DOWN ROAD, PORTISHEAD
REFUSED**

**20/P/2881/TPO 12 WOOD HILL PARK, PORTISHEAD, BS20 7DR
REFUSED**

10. For information only – planning application responses submitted to North Somerset Council prior to meeting:

21/P/0146/FUH 70 COMBE AVENUE, BS20 6JS
Two-storey side extension to replace existing attached garage.
Response: No objection

21/P/0172/FUH 29 WOODHILL ROAD, PORTISHEAD, BS20 7EY
Demolition of existing rear metal fire escape stairs and walkway and proposed erection of a single storey rear extension. Extension to the rear of existing garages following excavation of undercroft and slight raising of timber decked terrace area.
Response: No objection

21/P/0173/LBC 29 WOODHILL ROAD, PORTISHEAD, BS20 7EY
Listed Building Consent for the demolition of existing rear metal fire escape stairs and walkway and proposed erection of a single storey rear extension. Extension to the rear of existing garages following excavation of undercroft and slight raising of timber decked terrace area.
Response: No objection

21/P/0214/LDE 34 HOLLIS AVENUE, PORTISHEAD, BS20 6TQ
Certificate of Lawful Development for the existing use of annexe as separate dwelling.
Response: No objection

21/P/0219/FUH 21 BROCK END, PORTISHEAD, BS20 8LS
Proposed erection of a single storey rear extension and conversion of garage to living space.
Response: No objection

21/P/0232/FUH 3A WOODSIDE GARDENS, PORTISHEAD, BS20 8EQ
Proposed erection of a ground floor rear extension, creation of basement below extension and rear terrace.
Response: No objection

21/P/0246/FUH 17 SORREL GARDENS, PORTISHEAD, BS20 7FJ
Proposed erection of a single storey side extension to create an attached annexe
Response: No objection

21/P/0274/FUH 12 NORFOLK ROAD, PORTISHEAD, BS20 6YA
Proposed erection of a single storey rear extension
Response: No objection

21/P/0345/FUL 459 NEWFOUNDLAND WAY, PORTISHEAD, BS20 7QF
Replacement of 'combustible' cladding materials to meet updated Building Regulations
Response: No objection

11. Matters for the next meeting:

Late planning applications and consultations.

12. Date of next meeting:

The date of the next meeting is Wednesday 7th April 2021.